



**SEATTLE CITY COUNCIL**  
**COMMITTEE ON THE BUILT ENVIRONMENT\***  
**Wednesday, October 12, 2011**  
**9:30 a.m.**

**\*\*\*PUBLIC HEARING\*\*\***

**Members:** Sally J. Clark, Chair  
Tim Burgess, Vice Chair  
Sally Bagshaw, Member  
Tom Rasmussen, Alternate

**Staff:** David Yeaworth, Legislative Assistant  
LaTonya Brown, Legislative Assistant  
Dan Nolte, Legislative Assistant

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**Location:** Council Chamber, City Hall  
600 Fourth Avenue  
Seattle, WA, 98104

**Committee Chair Telephone:** 206-684-8802

**Council Meeting Listen Line:** 206-684-8566

**Homepage:** <http://www.seattle.gov/council/clark>

\*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

**PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED**

**Call to Order**

1. **Chair's Report**  
(5 minutes)
2. **Public Comment**  
(10 minutes)
3. C.B. [117304](#) **General Lot Standards and Standards for Exceptions in Single Family Zones**—Relating to land use, zoning and lots, amending Seattle Municipal Code Sections 23.22.100, 23.24.040, 23.24.046, 23.28.030, 23.41.012, 23.44.010, and 23.44.012, to require standards for configuration of platted lots, to add specific standards for development on lots qualifying for exceptions to minimum lot area standards in Single Family zones, and to clarify existing standards for structures eligible for unit lot subdivisions. BRIEFING AND DISCUSSION (20 minutes)

*Presenters: Mike Podowski, Roberta Baker, and William Mills, Department of Planning and Development; Michael Jenkins, Council Central Staff*

*Supporting Documents:*

- [Lot Configuration Presentation](#)
- [Platting Small Lot Standards Briefing Memo](#)

**Video Archive:** <http://www.seattlechannel.org/videos/watchVideos.asp?program=be>



The Council's Chambers and offices are physically accessible; translation services provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.



4. C.B. [117302](#) **Incentive Zoning for Affordable Housing**—Relating to land use and zoning, establishing procedures for application of Incentive Provisions for affordable housing; amending sections 23.30.010; 23.34.008; 23.40.020; 23.45.502; 23.45.510; 23.47A.002; 23.47A.013; 23.58A.002; 23.86.018 and adding new Sections 23.58A.025; 23.58A.026, and 23.58A.028. Establishes a framework for implementing affordable housing incentive programs in residential urban villages, such as Roosevelt and the West Seattle Triangle.  
PUBLIC HEARING, BRIEFING AND DISCUSSION (15 minutes)
- Presenters: Geoffrey Wentlandt, Department of Planning and Development; Laura Hewitt Walker, Office of Housing; Ketil Freeman, Council Central Staff*
- Supporting Documents:*
- [Central Staff Memo](#)
  - [IZ Framework Director's Report](#)
  - [Single Purpose Commercial Payment Option](#)
  - [Replacement Housing Amendment](#)
5. C.B. [117271](#) **Roosevelt Neighborhood Rezone**—Relating to land use and zoning within the Roosevelt Residential Urban Village, changing the zoning designations of certain lands, establishing a new Station Area Overlay District, expanding an existing pedestrian zoning designation, modifying certain general locational criteria for single family zones, and amending sections: 23.34.010 and amending the Official Land Use Map, Chapter 23.32, at pages 43 and 60 to rezone areas within the Roosevelt Residential Urban Village.  
BRIEFING AND DISCUSSION (40 minutes)
- Presenters: Geoffrey Wentlandt, Department of Planning and Development; Sara Belz, Council Central Staff*
- Supporting Documents:*
- [Central Staff Memo](#)
  - [Roosevelt Matrix](#)
  - [Roosevelt Maps](#)
  - [Geoff's Graphics](#)

6. C.B. [117235](#) **Pike-Pine Transfer of Development Potential**—Relating to land use and zoning; amending Sections 22.900G.010, 22.900G.015, 23.41.012, 23.47A.012, 23.73.009, 23.73.010, and 23.84A.038, and adding new Sections 23.73.005, 23.73.012, 23.73.014, 23.73.016, 23.73.018, and 23.73.024 to the Seattle Municipal Code, and amending the fee schedules for the Department of Neighborhoods and Office of Housing, in order to designate a Conservation Core area within the Pike/Pine Conservation Overlay District and to establish and administer a transfer of development potential program for the Conservation Overlay District to better preserve and enhance the character of the Pike/Pine neighborhood.  
BRIEFING AND DISCUSSION (40 minutes)

*Presenters: Dennis Meier, Department of Planning and Development;  
Rebecca Herzfeld, Council Central Staff*

*Supporting Documents:*

- [Central Staff Memo](#)
- [Pike/Pine Structures](#)

**Adjournment**